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TABLE 3.1.1.2B COMPLIANCE PKG A1 MIN REQS:

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EXPOSED FLOOR	- R31
WALLS ABOVE GRADE	- R22
BASEMENT WALLS	- R20ci
SLAB >600mm B.G.	- N/A
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EDGE OF SLAB <600mm B.G.	- R10
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SKYLIGHTS	- U0.49
SPACE HEATING EQUIP	- 96% AFUE
HRV	- 75% SRE
DOMESTIC WATER HEATER	- 0.80

GENERAL NOTES

- CONFIRM THAT ALL SYSTEMS & CONSTRUCTION MEETS THE REQUIREMENTS OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE & LOCAL BYLAWS.
- THE OWNER SHALL TAKE ANY PRECAUTIONS NECESSARY TO REMOVE ALL ITEMS OF VALUE FROM THE PROPERTY WHICH MIGHT BE IN DANGER OF BEING NEGATIVELY INFLUENCED, DAMAGED OR DESTROYED AS A RESULT OF THE CONSTRUCTION PROCESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONSTRUCTION SITE SAFETY AS REQUIRED BY THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT.
- REFER TO ALL NOTES & DRAWINGS ON ALL PLANS, ELEVATIONS, & SECTIONS LISTED IN THE SHEET INDEX.
- CONTACT THE DESIGNER FOR CLARIFICATION OF ANY MATTER RELATED TO THE NOTES, PLANS, ELEVATIONS, SECTIONS, OR SCHEDULES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & DETAILS ON SITE & REPORT DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.
- FOLLOW ALL MANUFACTURERS DIRECTIONS FOR THE PREPARATION & INSTALLATION OF ANY MATERIALS OR SYSTEMS
- CONFIRM ALL UNDERGROUND SERVICE LOCATIONS PRIOR TO EXCAVATION
- ENSURE THAT ANY PROPOSED SUBSTITUTIONS OR CHANGES HAVE BEEN REVIEWED & APPROVED BY THE DESIGNER.
- SUBMIT ALL SHOP DRAWINGS TO THE DESIGNER & ANY OTHER RELEVANT CONSULTANT FOR REVIEW BEFORE PROCEEDING WITH CONSTRUCTION OR INSTALLATION.
- TIMBER FRAMING TO BE No. 1 / 2 S.P.F. (OR BETTER) FOR CONVENTIONAL FRAMING & BUILT UP POSTS, EXCEPT AS NOTED OTHERWISE
- ALL LOAD BEARING FRAMED WALLS TO BE 2x6 @16" O.C. UNLESS NOTED OTHERWISE C/W SOLID BLOCKING AT MIDHEIGHT FOR 9'-0" HEIGHT & SOLID BLOCKING AT 4'-6" O.C. FOR STUDS EXCEEDING 9'-0" HEIGHT.
- BUILT-UP SOLID SAWN LUMBER LINTELS, BEAMS (INCLUDING DOUBLE OR TRIPLE JOISTS) ETC. TO BE FASTENED TOGETHER WITH MINIMUM TWO ROWS (STAGGERED) 3" LONG NAILS @18" O.C.
- PROVIDE MIN. 3500 psi AT 28 DAYS CONCRETE & WITH 5%-8% AIR ENTRAINMENT WHERE EXPOSED TO WEATHERING.
- ALL REINFORCING BARS SHALL BE NEW DEFORMED STEEL TO CSA G30.12M-77. WITH A YIELD STRENGTH OF 400 MPa MIN.
- ENGINEER SHALL BE CONTACTED FOR FURTHER RECOMMENDATIONS PRIOR TO CONSTRUCTION WHERE PERCHED OR GROUND WATER IS LOCATED WITHIN 12" OF FOOTING LEVEL. GEOTECHNICAL ENGINEER SHALL BE CONTACTED IMMEDIATELY FOR TEMPORARY STABILITY MEASURES
- BUILT-UP WOOD POSTS (WP) TO BE FASTENED TOGETHER WITH TWO ROWS OF 3" NAILS @12" O.C. ALL POSTS TO BE CONTINUOUS TO BUILT-UP WOOD BEAMS, MASONRY, STEEL OR CONCRETE SUPPORT. PROVIDE SOLID BLOCKING BETWEEN JOISTS FOR CONTINUOUS BEARING.
- COMPOSITE WOOD JOISTS, PARALLEL STRAND LUMBER, OR LAMINATED VENEER LUMBER & LAMINATED STRAND LUMBER (LSL) MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATION.
- PROVIDE JOIST HANGERS OF ADEQUATE SIZE & CAPACITY FOR ALL JOISTS & BEAMS FRAMING FLUSH TO TRANSVERSE FRAMING MEMBERS. NUMBER OF NAILS RECOMMENDED BY SUPPLIER NOT TO BE REDUCED.
- PROVIDE MIN. DOUBLE JOISTS UNDER ALL NON-LOAD BEARING WALLS.
- CONTRACTOR TO PROVIDE ADEQUATE SHORING WHERE NECESSARY TO ENSURE SAFETY & STABILITY OF EXCAVATION DURING CONSTRUCTION.
- ALL TERRACE, BALCONY OR OTHER EXTERIOR FRAMING ELEMENTS SHALL BE PRESSURE TREATED &/OR OTHERWISE TREATED IN ACCORDANCE TO APPLICABLE STANDARDS. ALL PLATES, SLEEVE ANCHORS, BOLTS & SCREWS ETC. SHALL BE GALVANIZED OR STAINLESS STEEL & NAILS GALVANIZED.

MATERIAL SELECTION

- FOR ALL APPLICATIONS WHERE NO MATERIAL, PRODUCT, FIXTURE OR APPLIANCE HAS BEEN SPECIFIED, USE FOREST STEWARDSHIP COUNCIL (WWW.FSCCANADA.ORG), ECOLOGO / ENVIRONMENTAL CHOICE (WWW.ENVIRONMENTALCHOICE.COM), & GREEN SEAL (WWW.GREENSEAL.ORG) CERTIFIED PRODUCTS (IF PRODUCED).
- USE WATER-BASED ADHESIVES & FINISHES
- USE NO-VOC OR LOW-VOC PAINTS, CAULKS, & ADHESIVES
- USE LOCALLY HARVESTED OR MANUFACTURED MATERIALS & PRODUCTS WHERE POSSIBLE
- CONTRACTOR MUST PROVIDE THE OWNER WITH A SCHEDULE DEFINING DEADLINES ASSOCIATED WITH INSTALLATION OF BUILDING ELEMENTS, (INCLUDING BUT NOT LIMITED TO MATERIALS, PRODUCTS, FIXTURES, & APPLIANCES) WHERE ELEMENT IS TO BE SPECIFIED OR SUPPLIED BY THE OWNER & INSTALLED BY THE CONTRACTOR.
- SCHEDULE MUST BE PROVIDED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION & A MINIMUM OF 4 WEEKS PRIOR TO ANY DEADLINE. OWNER IS TO CO-ORDINATE DELIVERY OF ALL SUCH BUILDING ELEMENTS TO THE PROJECT SITE.

MATERIAL PROTECTION & CARE

- ALL MATERIALS WILL BE STORED FLAT, OFF THE GROUND, ON SKIDS COVERED ABOVE, BELOW & ON ALL SIDES WITH SHEETS OF WATERPROOF MATERIAL, OR INDOORS (WHEN STORED INDOORS, MATERIALS SHOULD BE DISTRIBUTED OVER THE FLOOR AREA IN ORDER TO AVOID OVERLOADING FLOOR JOISTS)
- WINDOWS SHOULD NOT BE STORED ON SITE UNTIL IMMEDIATELY PRIOR TO INSTALLATION. AFTER DELIVERY, WINDOWS SHOULD BE STORED UNDER COVER, UPRIGHT & IN ORIGINAL PACKAGING
- FINISHING MATERIALS SHOULD NOT BE STORED ON SITE UNTIL IMMEDIATELY PRIOR TO INSTALLATION

WASTE MANAGEMENT

- COLLECT, SORT & STORE WASTE MATERIALS TO PROMOTE COMPLETE RECYCLING
- AVOID MIXING WASTE CONSTRUCTION MATERIALS (I.E. USING A SINGLE WASTE BIN WITHOUT DIVIDERS)
- WASTE MANAGEMENT PLAN MUST ADDRESS REUSE OR RECYCLING OF MATERIALS AT THE JOB-SITE, INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS FROM PRE-EXISTING STRUCTURES, CORRUGATED CARDBOARD, METALS, CONCRETE, BRICK, ASPHALT, LAND CLEARING DEBRIS, BEVERAGE CONTAINERS, CLEAN DIMENSIONAL WOOD, PLASTIC, GLASS, GYPSUM BOARD, & CARPET. WASTE MANAGEMENT PLAN SHOULD EVALUATE THE COST-EFFECTIVENESS OF RECYCLING/REUSING RIGID INSULATION, ENGINEERED WOOD PRODUCTS, & OTHER MATERIALS. THE WASTE MANAGEMENT PLAN MUST CLEARLY DEFINE HOW ANY HAZARDOUS MATERIALS GENERATED DURING CONSTRUCTION AND/OR DEMOLITION WILL BE MINIMIZED, & HOW SUCH MATERIALS WILL BE DISPOSED.

SITE PREPARATION LOCATION & EXCAVATION

- CONSTRUCTION THAT OCCURS ADJACENT TO PEDESTRIAN WALKWAYS, WITHIN CLOSE PROXIMITY TO OCCUPIED BUILDINGS, & AREAS CLOSE TO SCHOOLS, PARKS, & RECREATIONAL OR OTHER PUBLIC FACILITIES MUST BE FENCED OR HOARDED TO PREVENT ACCESS
- ESTABLISH & MAINTAIN "NO DISTURBANCE ZONES" WITH HOARDING OR FENCING AS APPROPRIATE: AT DRIP LINE OF ALL EXISTING TREES TO BE RETAINED, & AT PERIPHERY OF DEVELOPMENT SITE
- ESTABLISH EROSION CONTROLS TO INTERCEPT RUNOFF ADJACENT TO ALL WET AREAS & AT STORM WATER DRAINS
- STOCKPILE TOPSOIL ON SITE & COVER TO PREVENT EROSION
- MINIMIZE SOIL DISTURBANCE WITHIN DEVELOPMENT AREA
- STORE SELECTED EXCAVATED ROCK ON SITE FOR USE IN LANDSCAPING
- EARTH FILL TO BE NON-COHESIVE, NON-FROST SUSCEPTIBLE & FREE FROM ORGANIC MATTER
- COMPACTION OF BACKFILL MATERIAL TO BE EQUIVALENT TO THAT OF EXISTING CONDITIONS.

FOOTINGS FOUNDATIONS & SLABS

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- FOOTINGS, PADS & SLABS ARE TO BEAR ON SOIL CAPABLE OF SUSTAINING 150 KPA.
- COMPRESSIVE STRENGTH OF CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN 25 MPa FOR WALLS, COLUMNS, FIREPLACES & CHIMNEYS, FOUNDATION WALLS, GRADE BEAMS, PIERS, FLOORS & ALL OTHER APPLICATIONS; 32 MPA FOR GARAGE FLOORS & EXTERIOR FLATWORK
- USE CONCRETE WITH A HIGH FLY ASH CONTENT WHEREVER APPLICABLE.
- EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" ABOVE THE FINISHED GRADE.
- PREVENT RADON GAS ENTRY ACCORDING TO CMHC (WWW.CMHC-SCHL.GC.CA) GUIDELINES.
- ENSURE THAT THE ENTIRE SUB-SLAB AREA IS FILLED W/ MIN 100 MM (4 IN.) COARSE GRAVEL
- INSTALL AIR & MOISTURE BARRIER UNDER SLAB
- USE HIGH-DENSITY POLYETHYLENE (HDPE) GAS/WATERPROOFING MEMBRANE UNDER SLABS & ON FOUNDATION WALLS. ENSURE ALL SUB-GRADE ROLL INTERSECTIONS ARE OVERLAPPED & CAULKED AS PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL SYSTEMS & COMPONENTS

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- PROVIDE PRESSURE TREATED (ACQ ALKALINE COPPER & QUATERNARY AMMONIUM) FRAMING AT CONCRETE TO FRAMING LOCATIONS. AVOID CCA PRESERVATIVE TREATED LUMBER.
- PROVIDE CROSS BRIDGING FOR ALL SPANS EXCEEDING 7".

ROOFING

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.

WALL SHEATHING & EXTERIOR FINISHES

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.

INSULATION & MOISTURE PROTECTION

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- USE DOW (WWW.BUILDING.DOW.COM) OR OWENS CORNING (WWW.OWENSCORNING.COM) OR EQUIVALENT EPS (MOULDED EXPANDED POLYSTYRENE) RIGID INSULATION FOR ABOVE GRADE APPLICATIONS.
- PROVIDE PARGING & BITUMEN-TYPE ROLL APPLIED DAMPROOFING. CAN/CGSB-37.1-M, "CHEMICAL EMULSIFIED TYPE, EMULSIFIED ASPHALT FOR DAMPPROOFING" APPLIED USING CAN/CGSB 37.3-M, "APPLICATION OF EMULSIFIED ASHPHALTS FOR DAMPPROOFING OR WATERPROOFING" OVER FULL HEIGHT OF FOUNDATION WALLS.
- USE TYVEK (WWW.DUPONT.COM) EQUIVALENT SHEATHING MEMBRANE. ENSURE ALL JOINTS ARE SEALED AS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF FINISH MATERIAL.

PLUMBING

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- HOT & COLD POTABLE WATER SUPPLY LINES TO BE COPPER.
- ALL HOT WATER PIPES INSULATED OVER FULL LENGTH USING TUBE PIPE INSULATION OR EQUIVALENT WITH A MINIMUM OF R-4.
- DUCTS, CONDUIT, PIPE & CHASES TO BE RUN IN CONDITIONED SPACES (NOT IN EXTERIOR WALLS) WHEREVER POSSIBLE
- PLUMBING FIXTURES TO BE SPECIFIED BY CLIENT.

ELECTRICAL

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- RECEPTACLES & SWITCHES TO BE LOCATED AS PER CODE IN ADDITION TO RECEPTACLES & SWITCHES SPECIFIED IN RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS.
- ELECTRICAL PLAN TO BE REVIEWED BY ELECTRICIAN & AMENDED IN CONSULTATION WITH DESIGNER TO ENSURE COMPLIANCE WITH ELECTRICAL SAFETY CODE.
- LOAD REQUIREMENT TO BE DETERMINED BY CONTRACTOR & CONFIRMED BY DESIGNER.
- CLEARLY LABEL ENDS OF LINE
- AFFIX LAYOUT PLAN ADJACENT TO INSIDE END OF LINE
- CAULK ALL ELECTRICAL PENETRATIONS.
- USE AIRTIGHT ELECTRICAL BOXES IN ALL EXTERIOR WALLS.
- ALL RECEPTACLES TO BE LOCATED MORE THAN 12" FROM ROOM CORNERS.
- SWITCHES, THERMOSTATS, ELECTRICAL PANEL & OUTLETS BETWEEN 24" & 48" FROM FLOOR.
- GANG ALL SWITCHES & OUTLETS WHEREVER POSSIBLE.
- ENSURE THAT ALL OUTDOOR RECEPTACLES ARE CONTROLLED BY AN INDOOR SWITCH.
- CONFIRM ALL RECEPTACLE, JACK & SWITCH LOCATIONS PRIOR TO WIRING.
- HARDWIRE FIRE & CARBON MONOXIDE ALARMS TO ELECTRICAL PANEL & ENSURE THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LIGHTING

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- LIGHTING FIXTURES TO BE SPECIFIED BY CLIENT.

WINDOWS & DOORS

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- ALL WINDOWS MUST BE OPERABLE, CASEMENT OR AWNING, TRIPLE PANED, INERT GAS FILLED, LOW-EMISSIVITY COATED, LOW-CONDUCTIVITY EDGE SEAL OR SPACER BETWEEN PANES, THERMAL BREAK FRAME.
- USE INSULATED EXTERIOR DOORS WITH THERMAL BREAK FRAME.
- USE MODIFIED BITUMINOUS MEMBRANE WITH RECYCLED CONTENT TO WRAP ALL WOOD FRAME EXTERIOR WALL OPENINGS AS PER MANUFACTURER'S SPECIFICATIONS.
- HARDWARE, DOOR & WINDOW TRIM & RETURN COLOUR & FINISH TO BE CONFIRMED BY DESIGNER.
- CONFIRM MANUFACTURER OR CONSTRUCTION METHOD WITH DESIGNER FOR INTERIOR WINDOWS.
- SELF CLOSING DEVICE TO BE INSTALLED ON DOORS TO GARAGE.

STAIRS & RAILINGS

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- ALL INTERIOR STAIRS TO BE CLOSED RISER WOOD, STAINED TO MATCH FLOORS
- MANUFACTURER & CONTRACTOR MUST ENSURE THAT STAIR CONSTRUCTION & CLEARANCES MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE & LOCAL BYLAWS.

FLOORING & FLOOR COVERINGS

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.

INTERIOR FINISH & TRIM

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- ALL LINTELS FOR OPENINGS AS SPECIFIED IN WINDOW & DOOR SCHEDULES OR ON THE PLANS.

PAINTS & COATINGS

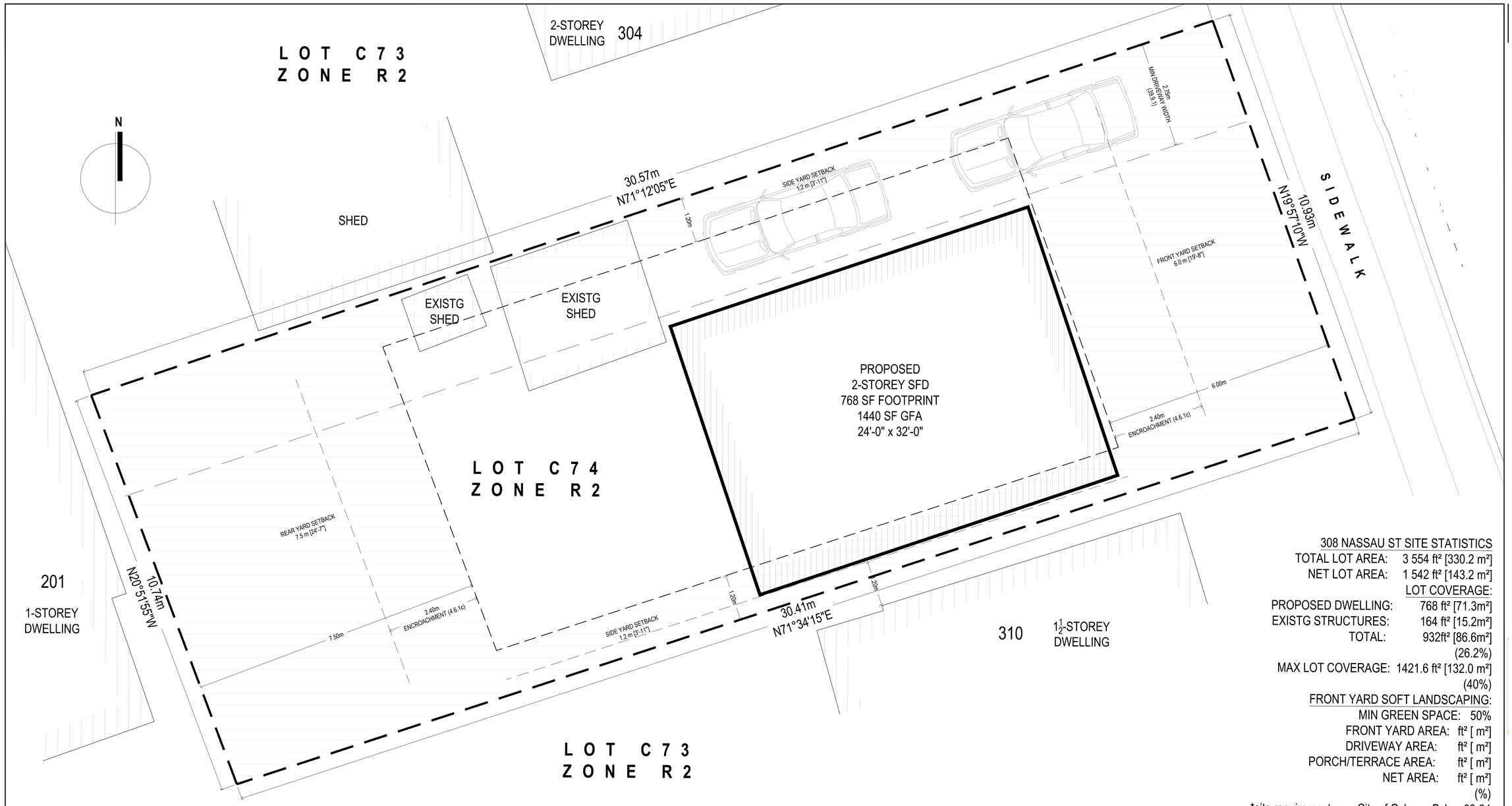
- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- USE NO-VOC OR LOW-VOC PAINTS, CAULKS, & ADHESIVES.

SITEWORK & LANDSCAPING

- REFER TO ALL RELEVANT PLANS, SECTIONS, ELEVATIONS, DETAIL DRAWINGS, SCHEDULES & MANUFACTURERS' SPECIFICATIONS FOR COMPLETE INFORMATION.
- ENSURE SUFFICIENT DRAINAGE AWAY FROM ALL FROM BUILDING STRUCTURES.
- HARD SURFACE TO BE SPECIFIED BY OWNER.
- EXCAVATED STONE TO BE RETAINED FOR LANDSCAPING.

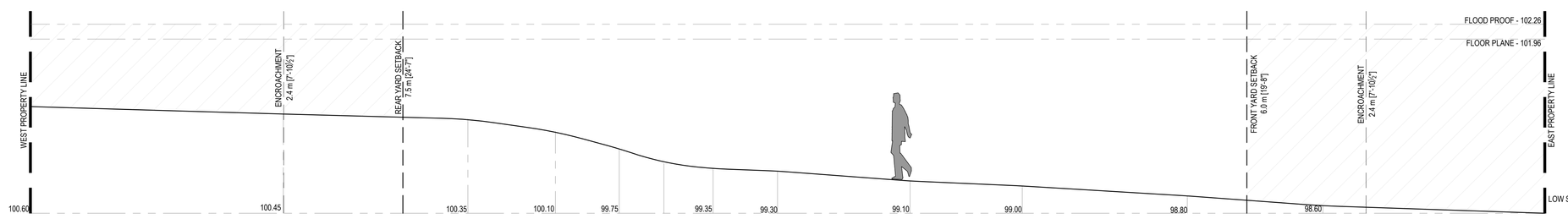
engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	NTS
date | date	2018-04-03
sheet number | numéro de la page	1 of 13
drawing number | numéro du dessin	

A0.1 _rev A



1 | SITE PLAN

-5 0 5 10 ft



2 | CROSS SECTION THRU SITE

-5 0 5 10 ft

308 NASSAU ST SITE STATISTICS

TOTAL LOT AREA:	3 554 ft² [330.2 m²]
NET LOT AREA:	1 542 ft² [143.2 m²]
LOT COVERAGE:	
PROPOSED DWELLING:	768 ft² [71.3m²]
EXISTG STRUCTURES:	164 ft² [15.2m²]
TOTAL:	932ft² [86.6m²] (26.2%)
MAX LOT COVERAGE:	1421.6 ft² [132.0 m²] (40%)
FRONT YARD SOFT LANDSCAPING:	
MIN GREEN SPACE:	50%
FRONT YARD AREA:	ft² [m²]
DRIVEWAY AREA:	ft² [m²]
PORCH/TERRACE AREA:	ft² [m²]
NET AREA:	ft² [m²] (%)

*site requirements per City of Oshawa Bylaw 60-94

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SITE PLAN

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
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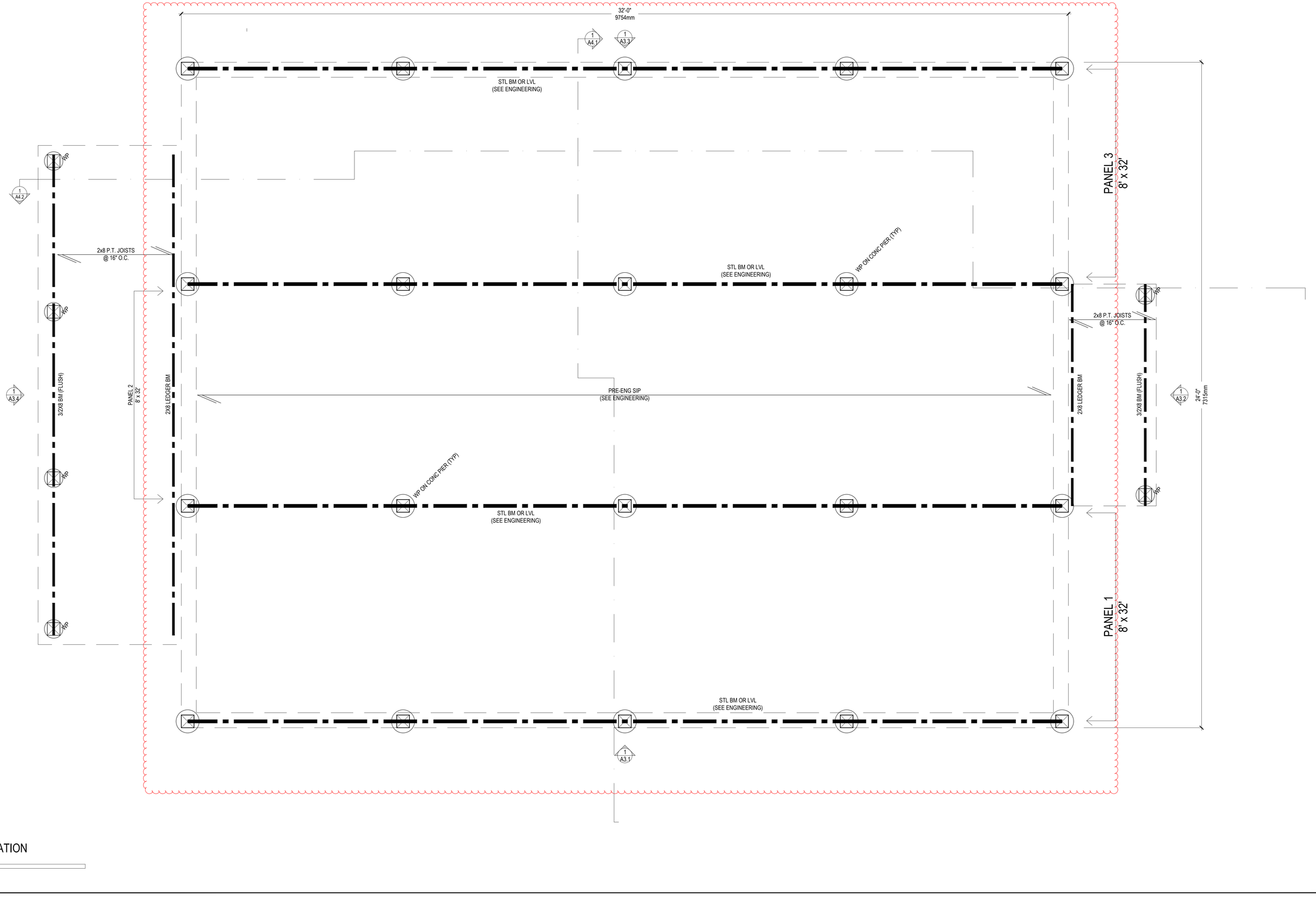

1 | FOUNDATION

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FOUNDATION
PLAN

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	5/8" = 1'-0"
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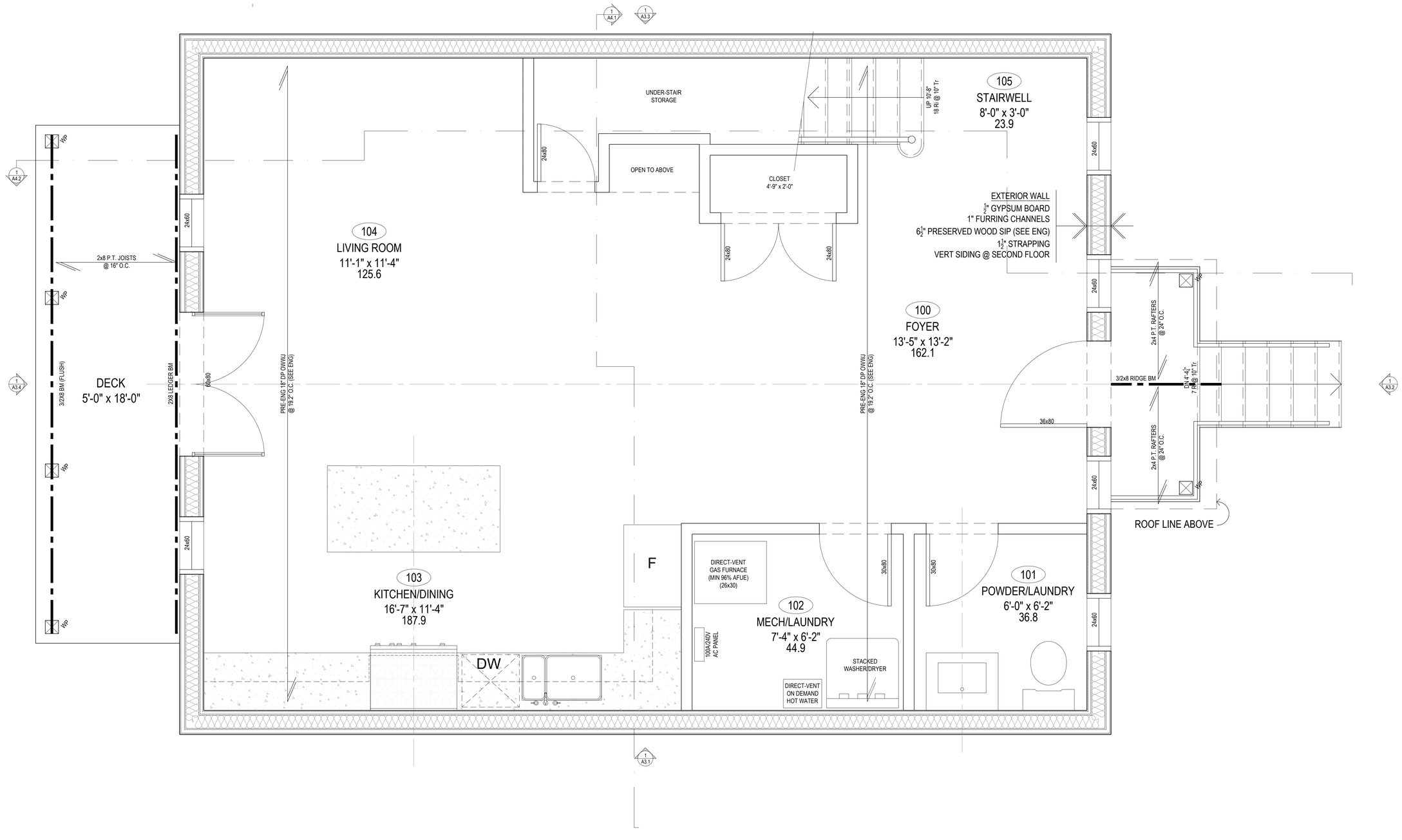
sheet number | numéro de la page	3 of 13

drawing number | numéro du dessin

A2.1 _rev A



1 | GROUND FLOOR

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GROUND FLOOR

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
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A2.2 _rev A

ROOF LINE ABOVE

1 A4.1 | 1 A3.3

1 A4.2

1 A3.4

1 A3.2

1 A3.1

48x60
20.0

DN 10'-8"
18 Ri @ 10" Tr

CL
2'-0" x 5'-0"

28x80

200
STAIR HALL
6'-2" x 11'-2"
95.2

206
BEDROOM
10'-9" x 11'-2"
107.4

PROVIDE 2X6 JACK & KING STUDS @ EA SIDE OF OPENING TO FASTEN GUARDRAIL

60x80
33.3 [MIN 6'8]

PORTICO ROOF BELOW

201
MASTER BDRM
10'-9" x 18'-3"
193.4

DECK
5'-0" x 18'-0"

24x60
10.0

60x80
33.3 [MIN 6'8]

4:12 PRE-ENG GABLE TRUSS (SEE ENG)

30x80

32x80

26x80

204
WASHROOM
7'-8" x 5'-10"
41.3

EXTERIOR WALL
$\frac{1}{2}$" GYPSUM BOARD
1" FURRING CHANNELS
$6\frac{1}{2}$" PRESERVED WOOD SIP (SEE ENG)
$1\frac{1}{2}$" STRAPPING
VERT SIDING @ SECOND FLOOR

205
BEDROOM
12'-7" x 11'-2"
131.2

PROVIDE 2X6 JACK & KING STUDS @ EA SIDE OF OPENING TO FASTEN GUARDRAIL

24x60
10.0

24x80

24x60

28x80

202
WIC
6'-0" x 4'-0"
24.0

203
ENSUITE
7'-6" x 7'-3"
40.3

CL
3'-4" x 6'-7"

28x80

ROOF LINE ABOVE

1 | SECOND FLOOR OPT B

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SECOND FLOOR PLAN

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
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A2.3 _rev A

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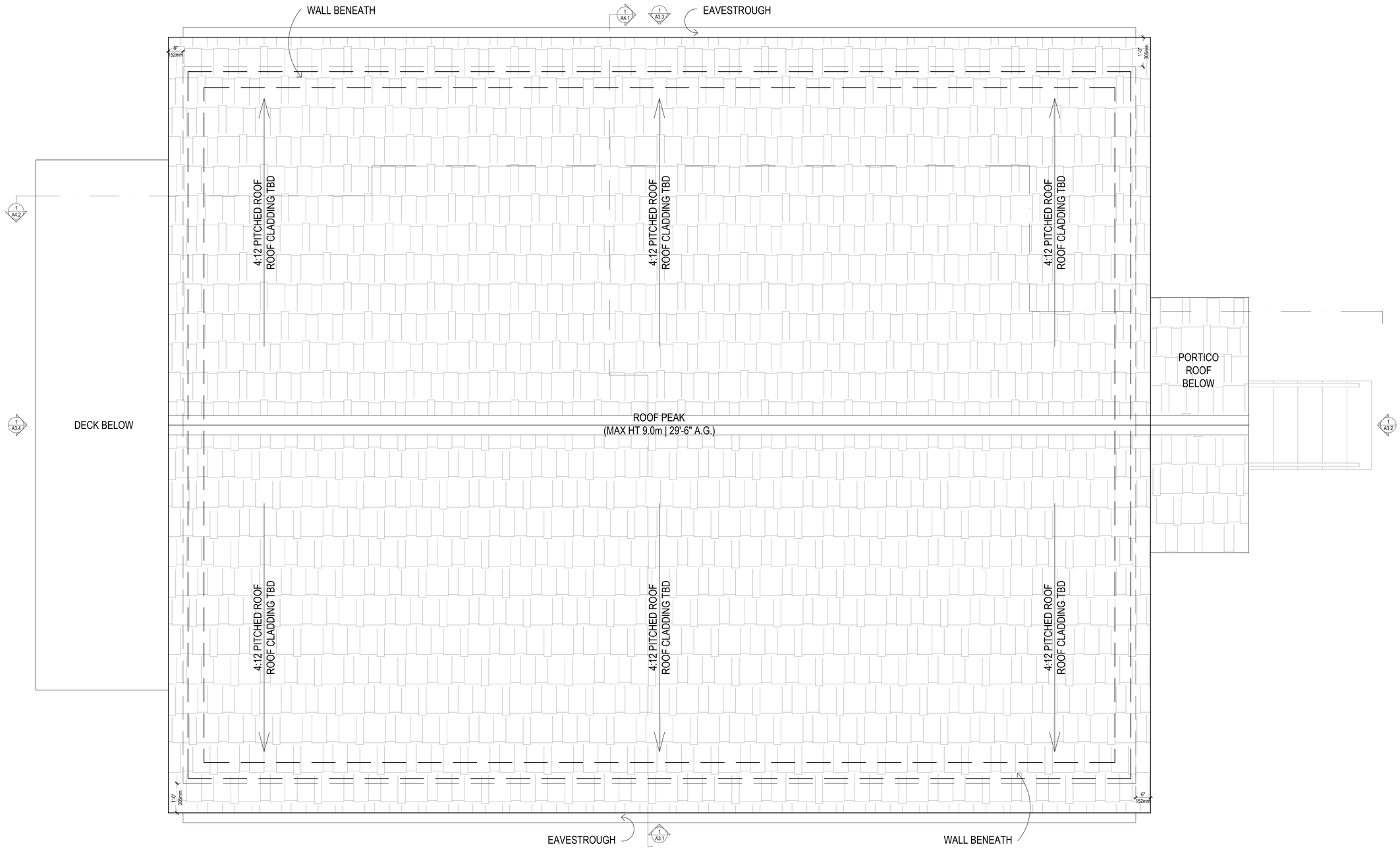

1 | ROOF

drawing title | titre du dessin

ROOF PLAN

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	5/8" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	6 of 13

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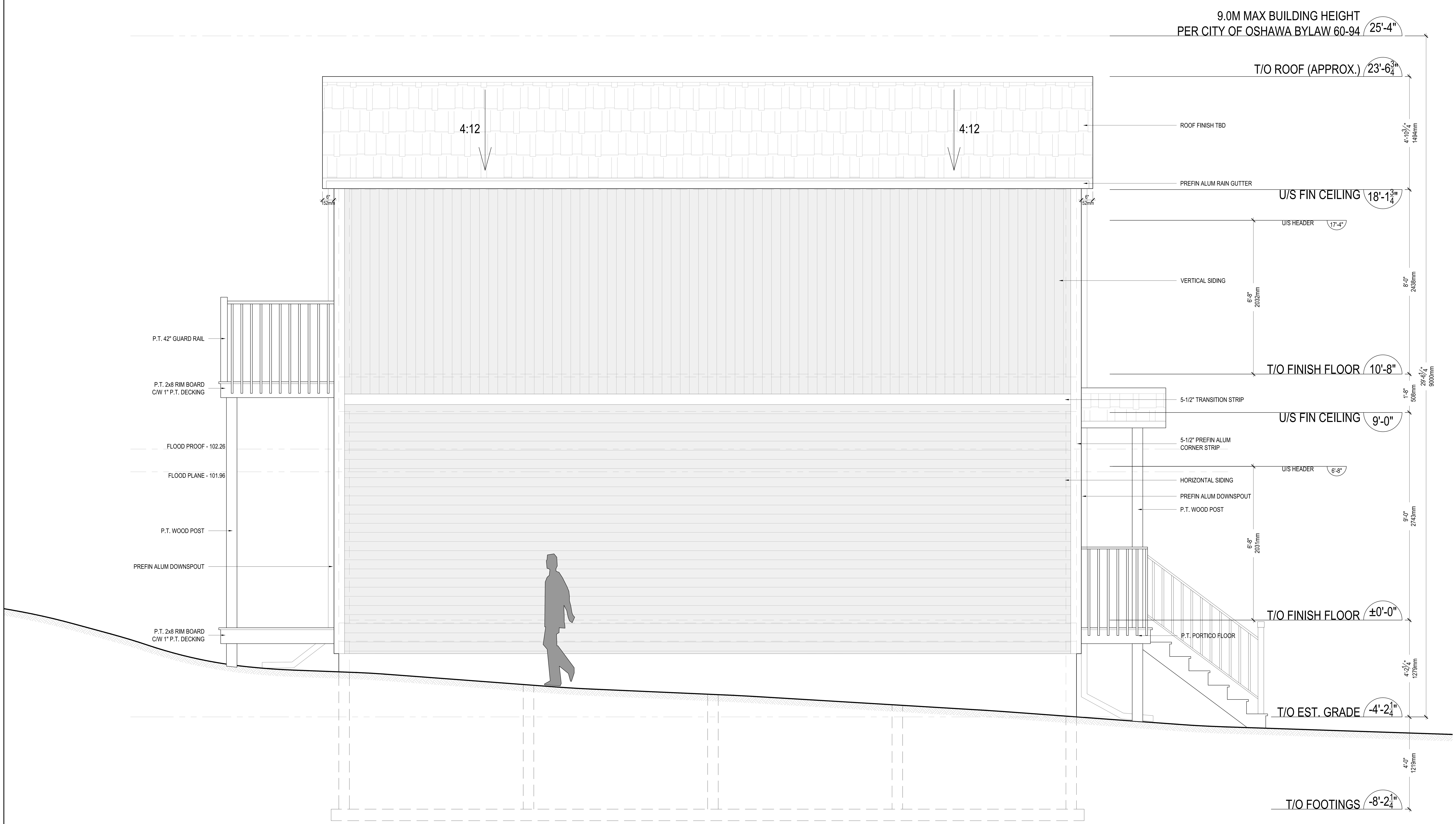

1 | SOUTH ELEVATION

-2 -1 -.5 0 .5 1 2 4 ft

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drawing title | titre du dessin

SOUTH ELEVATION

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	1/2" = 1'-0"
date | date	2018-04-03
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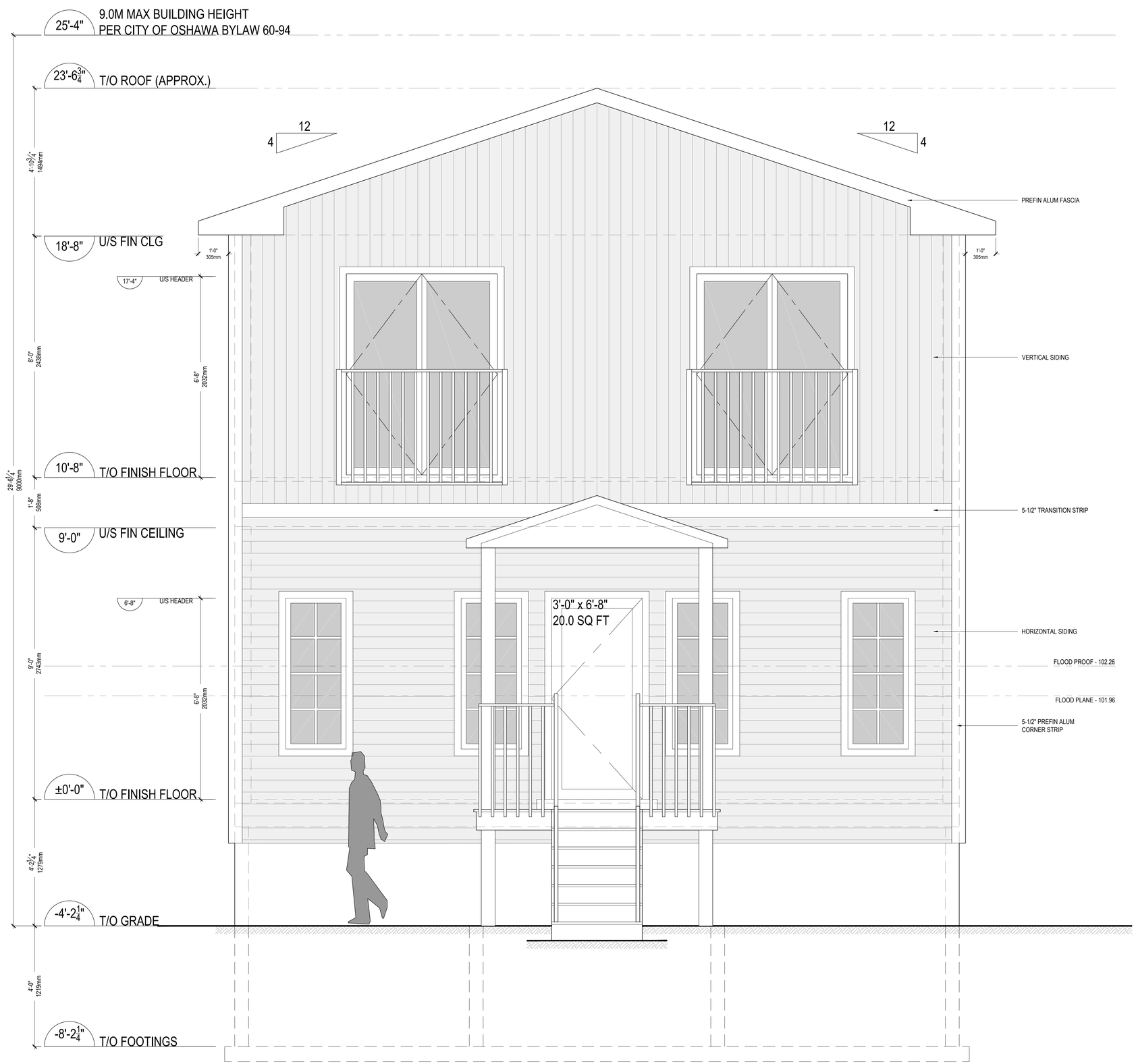
drawing number | numéro du dessin

A3.1 _revA



1 | EAST ELEVATION

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EAST ELEVATION

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	5/8" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	8 of 13

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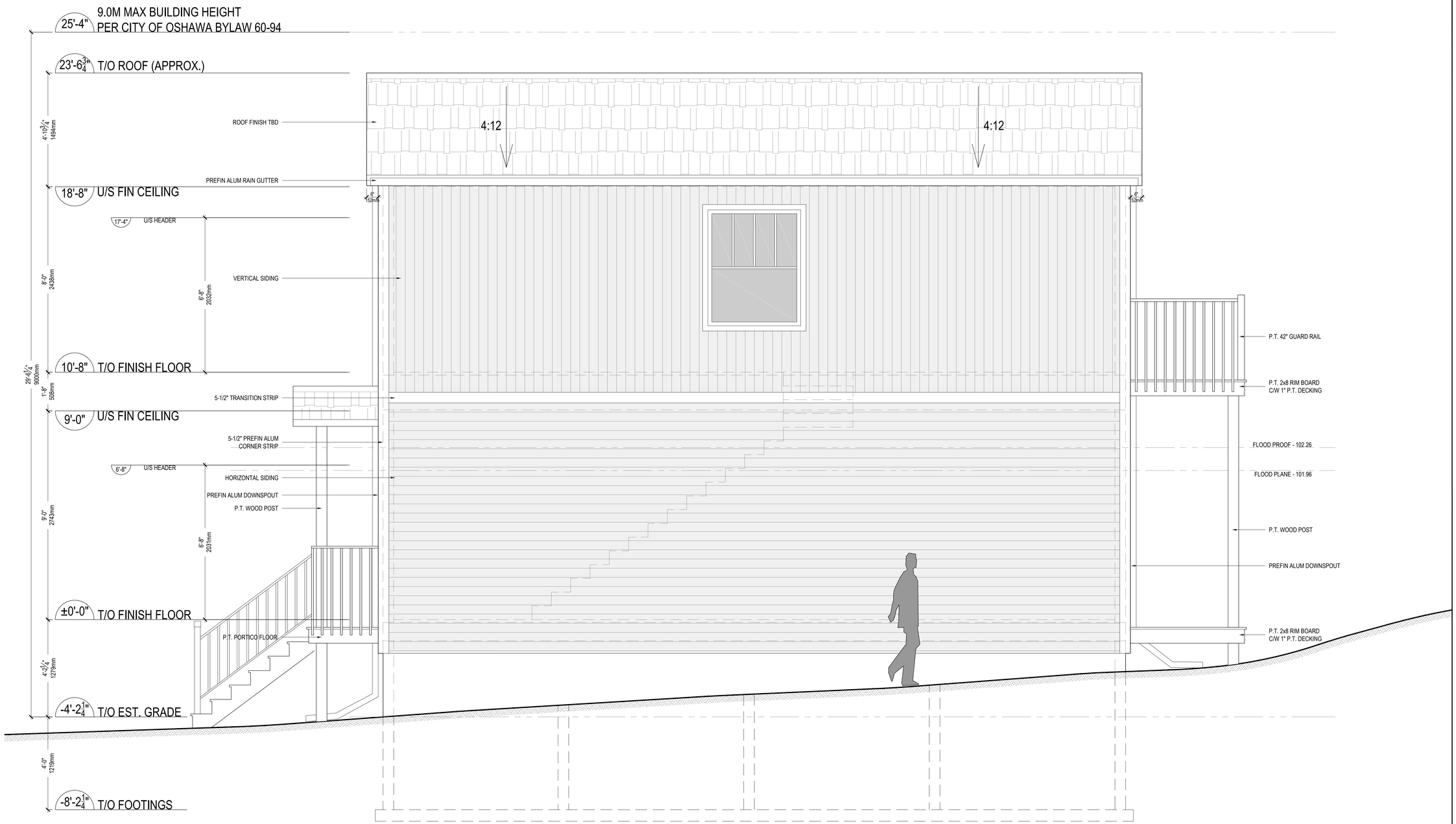
A3.2 _rev A



1 | NORTH ELEVATION

-2 -1 -.5 0 .5 1 2 4 ft

ARCH D 24 x 36 | Printed: Monday | 2018-04-03 | 11:33 AM | 308 Masson - 18-04-03.dwg

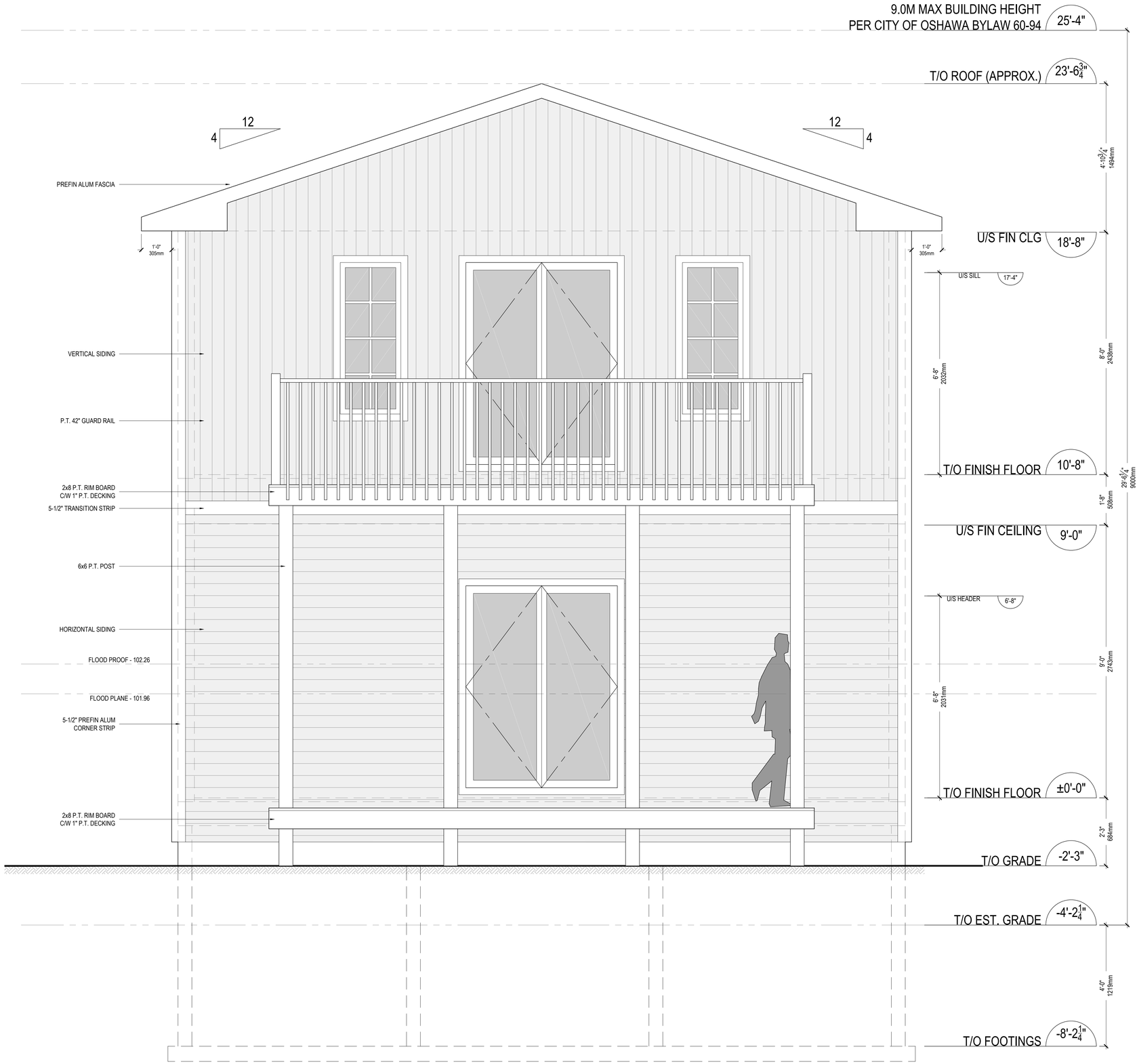
drawing title | titre du dessin

NORTH ELEVATION

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	1/2" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	9 of 13

drawing number | numéro du dessin

A3.3 _rev A



1 | WEST ELEVATION

project title | titre du projet

308 NASSAU ST
OSHAWA, ON

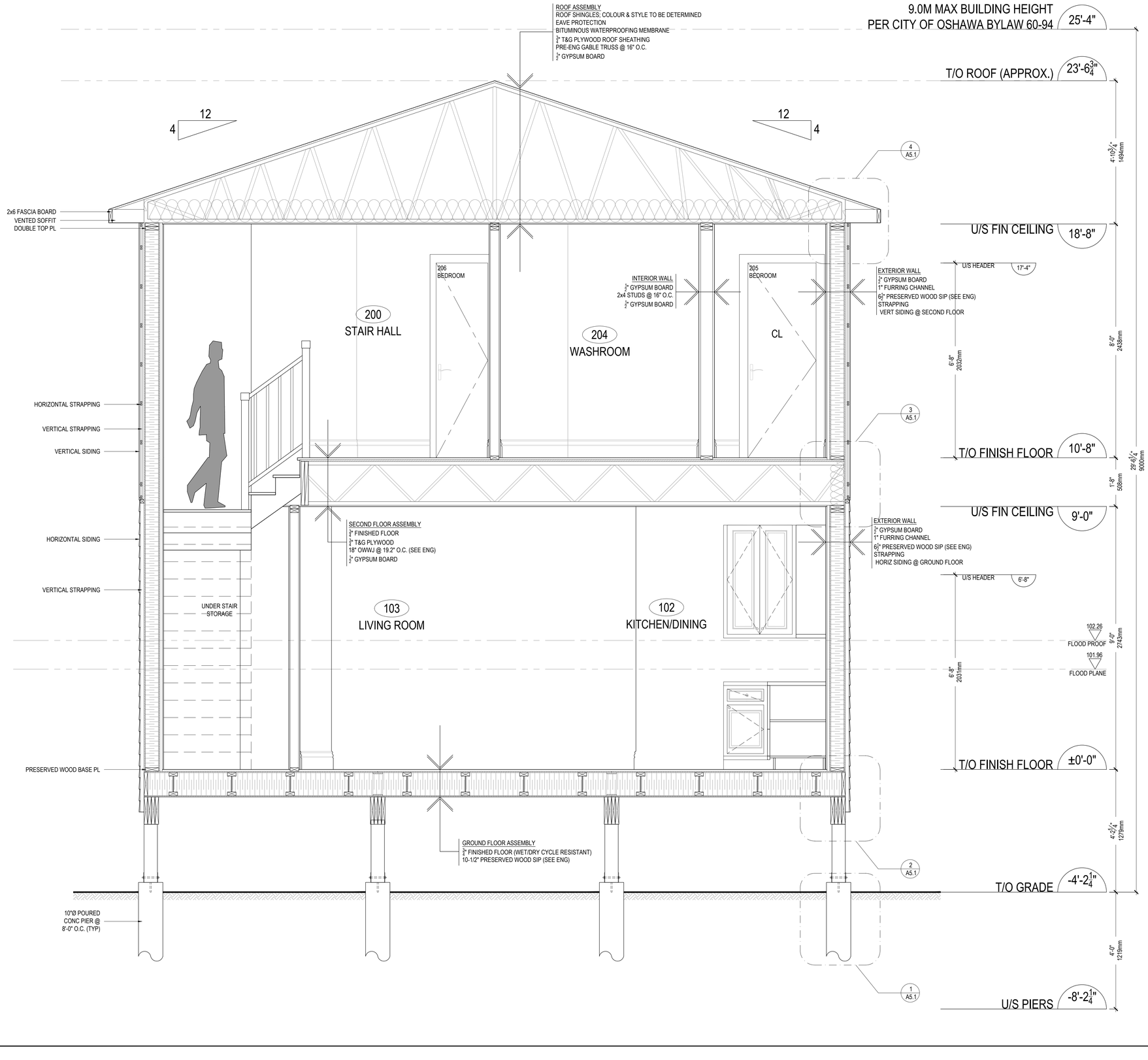
drawing title | titre du dessin

WEST ELEVATION

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	5/8" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	10 of 13

drawing number | numéro du dessin

A3.4 _rev A



1 | BUILDING SECTION "A"

drawing title | titre du dessin

BUILDING SECTION "A"

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	5/8" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	11 of 13

drawing number | numéro du dessin

A4.1 _rev A

25'-4" 9.0M MAX BUILDING HEIGHT PER CITY OF OSHAWA BYLAW 60-94

23'-6 3/4" T/O ROOF (APPROX.)

18'-1 3/4" U/S FIN CLG

17'-4" U/S HEADER

10'-8" T/O FF

9'-0" U/S FIN CLG

6'-8" U/S HEADER

±0'-0" T/O FF

-4'-2 1/4" GRADE

-8'-2 1/4" U/S PIERS

4'-10 3/4" 1494mm

8'-0" 2438mm

6'-8" 2032mm

29 6/8" 9000mm

1'-8" 508mm

9'-0" 2743mm

6'-8" 2032mm

4'-2 1/4" 1279mm

4'-0" 1219mm

6" 152mm

MIN. 5'-0" 1520mm CLEAR WIDTH

2 A5.2

ROOF ASSEMBLY
ROOF SHINGLES, COLOUR & STYLE TO BE DETERMINED
EAVE PROTECTION
BITUMINOUS WATERPROOFING MEMBRANE
3/4" T&G PLYWOOD ROOF SHEATHING
PRE-ENG GABLE TRUSS @ 16" O.C.
1/2" GYPSUM BOARD

INTERIOR WALL
1/2" GYPSUM BOARD
2x4 STUDS @ 16" O.C.
1/2" GYPSUM BOARD

206 BEDROOM

204 WASHROOM

201 MASTER BDRM

200 STAIR HALL

203 ENSUITE

202 WIC

201 MASTER BDRM

EXTERIOR WALL
1/2" GYPSUM BOARD
1" FURRING CHANNEL
6 1/2" PRESERVED WOOD SIP (SEE ENG)
STRAPPING
VERT SIDING @ SECOND FLOOR

SECOND FLOOR ASSEMBLY
3/4" FINISHED FLOOR
3/4" T&G PLYWOOD
18" OWWJ @ 19.2" O.C. (SEE ENG)
1/2" GYPSUM BOARD

GUARD RAILS PER 9.8.8

1 A5.2

42" GUARD RAIL (P.T.)

2x8 RIM BOARD (P.T.)

2x4 STRONGBACK B/W WEBS (SEE ENG)

3/2x8 (P.T.)

16" 2x4 KNEE WALL (SEE ENG)
PORTICO ROOF TO MATCH HOUSE
2x4 RAFTERS @ 16" O.C.
3/2x8 RIDGE BM

2 / 1 3/4" x 16" NORDIM LAM BM (SEE ENGINEERING)

2x4 RAFTERS BEYOND

FLOOD PROOF - 102.26

FLOOD PLANE - 101.96

6'-4 1/2" 1950mm

HANDRAILS & GUARDS TO CONFORM TO OBC 9.8.7 & 9.8.8

100 FOYER

18 Rs @ 10" [254mm] run & 7" [178 mm] rise

UNDER STAIR STORAGE

103 LIVING ROOM

EXTERIOR WALL
1/2" GYPSUM BOARD
1" FURRING CHANNEL
6 1/2" PRESERVED WOOD SIP (SEE ENG)
STRAPPING
HORIZ SIDING @ GROUND FLOOR

6x6 POST (P.T.)

1 A5.2

2x8 RIM BOARD (P.T.)

3/2x8 (P.T.)

8"Ø POURED CONC SONOTUBE

GROUND FLOOR ASSEMBLY
3/4" FINISHED FLOOR (WET/DRY CYCLE RESISTANT)
10-1/2" PRESERVED WOOD SIP (SEE ENG)

P.T. WOOD POST

8"Ø POURED CONC SONOTUBE

10"Ø POURED CONC PIER @ 8'-0" O.C. (TYP)

1 | BUILDING SECTION "B"

ARCH-D 24 x 36 | Plotted: Manny | 2018-04-03 | 11:33 AM | 308 Wesbrook - 18-04-03.dwg

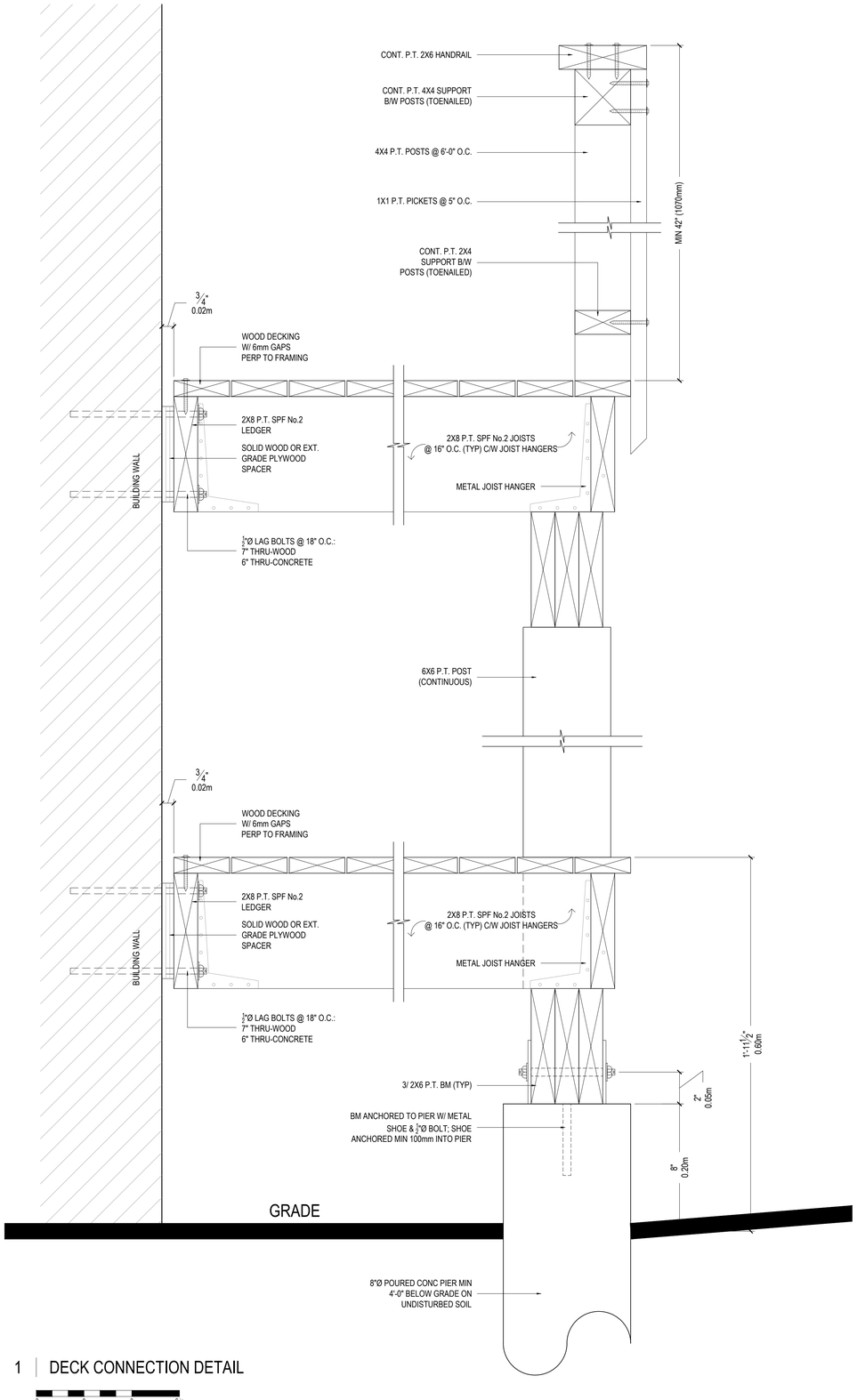
drawing title | titre du dessin

BUILDING SECTION "B"

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	5/8" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	12 of 13

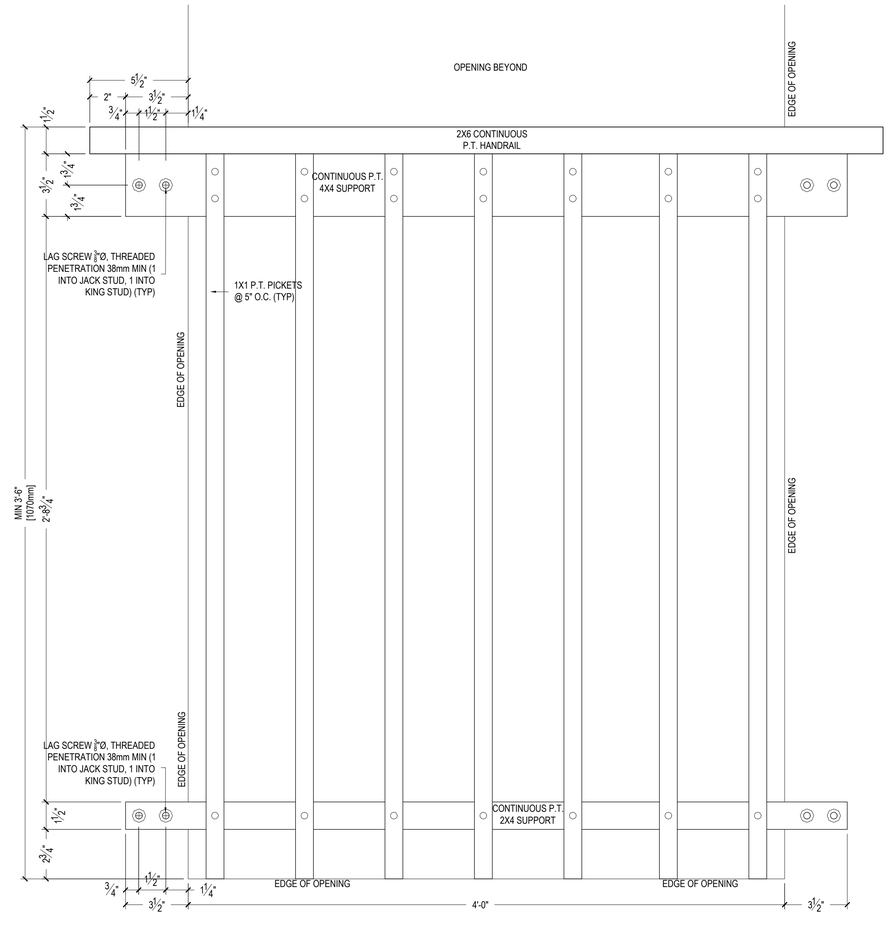
drawing number | numéro du dessin

A4.2 _rev A



1 | DECK CONNECTION DETAIL

-3 0 3 6 in



2 | JULIET BALCONY DETAIL

-3 0 3 6 in

drawing title | titre du dessin

DETAILS

engineer	
drawn by	DANIEL JONES
interior designer	
architect	
contact number	
scale | échelle	3" = 1'-0"
date | date	2018-04-03
sheet number | numéro de la page	13 of 13

drawing number | numéro du dessin

A5.2 _rev B